



# County of Fairfax, Virginia

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January 9, 2014

## STAFF REPORT

### SPECIAL EXCEPTION SE 2013-HM-013

#### HUNTER MILL DISTRICT

**APPLICANT:** G&K, Inc., t/a Reston U-Haul

**PRESENT ZONING:** Planned Residential Community (PRC) District

**PARCEL:** 17-2 ((1)) 7

**ACREAGE:** 37,096 square feet

**FAR:** 0.06 FAR

**PLAN MAP:** Residential Planned Community

**PROPOSAL:** Truck Rental Establishment

#### STAFF RECOMMENDATIONS:

Staff recommends approval of Special Exception SE 2013-HM-013, subject to the proposed development conditions contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board of Supervisors, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

The approval of this special exception does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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Mary Ann Tsai, AICP

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

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Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

# Special Exception

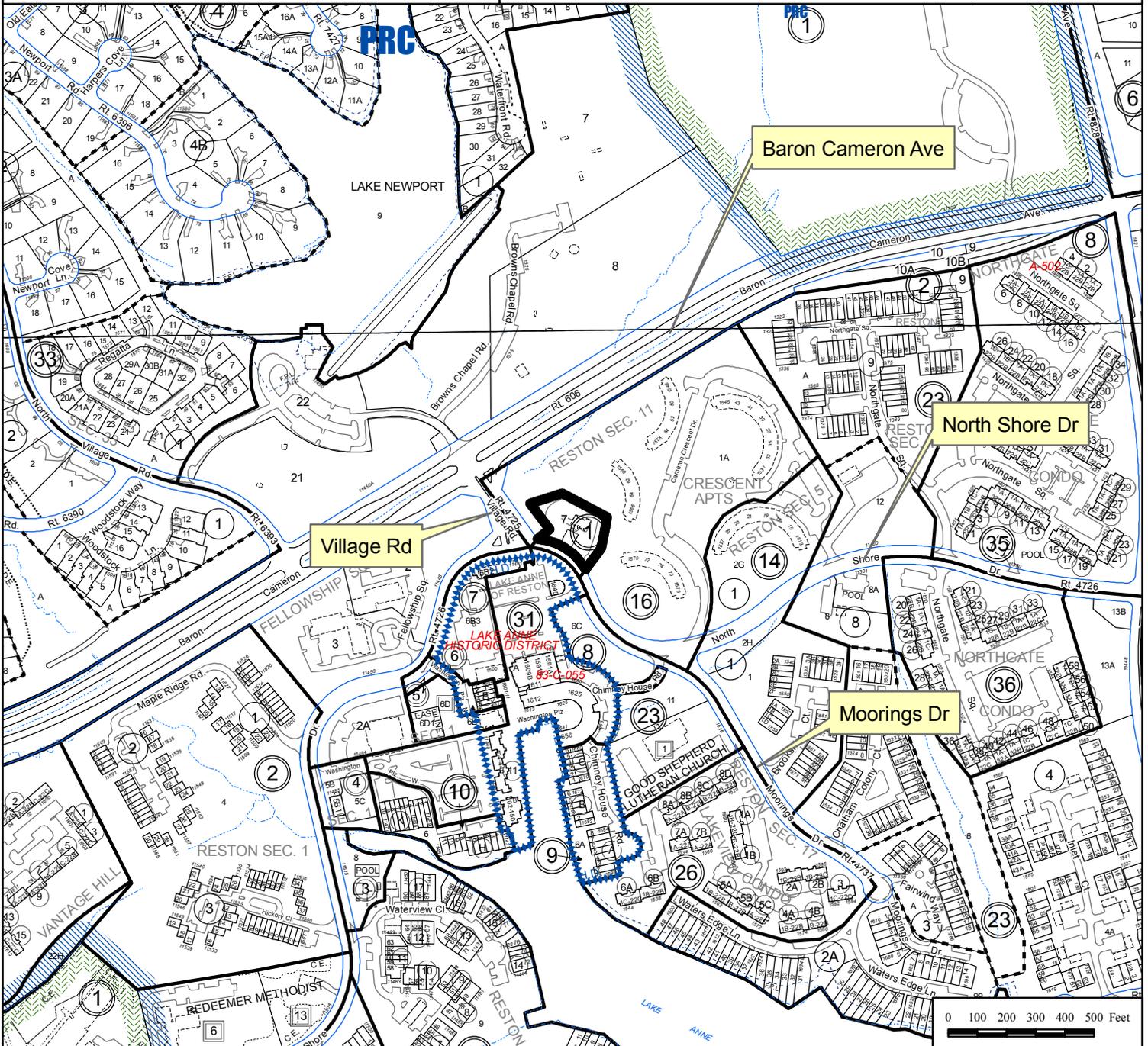
SE 2013-HM-013



Applicant: G & K, INC., T/A RESTON U-HAUL  
Accepted: 08/02/2013  
Proposed: TRUCK RENTAL ESTABLISHMENT  
Area: 37096 SF OF LAND; DISTRICT - HUNTER MILL

Zoning Dist Sect: 06-0304  
Art 9 Group and Use: 5-02  
Located: 11410 NORTH SHORE DRIVE, RESTON, VA 20190

Zoning: PRC- T  
Plan Area: 3,  
Overlay Dist:  
Map Ref Num: 017-2- /01/ /0007



# SPECIAL EXCEPTION PLAN (SE) SE 2013-HM-013

## FOR G&K, INC., T/A RESTON MOBIL, RESTON U-HAUL, LAKE ANNE SERVICE CENTER TRUCK RENTAL ESTABLISHMENT HUNTER MILL DISTRICT, FAIRFAX COUNTY, VIRGINIA

### SPECIAL EXCEPTION

THIS SPECIAL EXCEPTION (SE) APPLICATION IS TO PERMIT THE USE OF TRUCK RENTAL ESTABLISHMENT WHICH WILL BE ANCILLARY TO THE EXISTING PRINCIPAL USE OF SERVICE STATION/MINI MART, WHICH WILL REMAIN. NO CHANGES ARE PROPOSED TO THE EXISTING ASPHALT PARKING AREA WILL BE USED FOR THE VEHICLE STORAGE AREA. THERE IS NO LAND DISTURBANCE SO THERE WILL BE NO EFFECT ON THE STORMWATER RUNOFF. ALL EXISTING STRUCTURES ARE TO REMAIN.

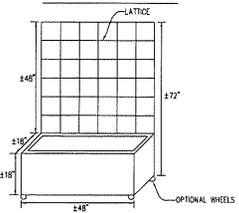
### GENERAL NOTES

1. THE SE APPLICATION IS FOR FAIRFAX COUNTY TAX MAP #17-2-(011)-0007 AND IS CURRENTLY ZONED PRC. THE AREA OF THE SITE IS 37,096 SF OR 0.85 ACRES PER CURRENT FAIRFAX COUNTY ASSESSMENT RECORDS.
2. THE BOUNDARY SHOWN HEREON IS FROM DEED RECORDS OF FAIRFAX COUNTY, VIRGINIA AND IS REFERENCED TO THE VIRGINIA STATE COORDINATE SYSTEM OF 1983.
3. TOPOGRAPHY IS BASED ON A FIELD RUN SURVEY, PREPARED BY URBAN, LTD AND IS REFERENCED TO NAVD 88.
4. THERE IS NO PROPOSED LANDSCAPING, EXISTING LANDSCAPE & SCREENING IS TO REMAIN AND IS NOT IMPACTED BY THIS SE.
5. THE SITE SHOWN ON THIS PLAN IS LOCATED IN THE HUNTER MILL DISTRICT.
6. THE BLUE PLANS SEWER DISTRICTS AND THE DIFFICULT RUN WATERSHED.
7. THIS PROPOSED DEVELOPMENT IS, TO THE BEST OF OUR KNOWLEDGE, IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED CONDITIONS.
8. THIS SITE IS SERVED BY PUBLIC SEWER AND WATER.
9. STORM WATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) REQUIREMENTS ARE NOT REQUIRED WITH THIS SPECIAL EXCEPTION APPLICATION. THERE ARE NO PROPOSED SWM FACILITIES.
10. UTILITY LOCATIONS SHOWN ARE APPROXIMATE. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITY EASEMENTS OF 25' OR MORE IN WIDTH ON THE SITE.
11. THE SPECIAL EXCEPTION PLAN MAY NOT SHOW ALL COVENANTS, RESTRICTIONS, EASEMENTS OR DEDICATIONS WHICH MAY EXIST IN THE CHAIN OF TITLE.
12. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE, OTHER THAN THOSE TYPICALLY ASSOCIATED WITH A SERVICE STATION. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE, OR FEDERAL LAW.
13. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN GRAVES OR BURIAL SITES FOUND ON THIS SITE.
14. THERE ARE NO SCENIC OR NATURAL FEATURES ON THIS PROPERTY DESERVING OF PROTECTION.
15. THERE ARE NO EXISTING OR PROPOSED BUILDINGS WITHIN SE AREA.
16. IN ACCORDANCE WITH PARAGRAPH 4 OF SECTION 9-004 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE PROPOSED IMPROVEMENTS MAY OCCUR WITH FINAL ENGINEERING AND DESIGN.
17. THERE ARE NO DESIGNATED FLOOD PLANS, ENVIRONMENTAL QUALITY CORRIDORS, OR RPALS ON THE SUBJECT SITE PER FAIRFAX COUNTY MAPS.
18. EXISTING VEGETATION: THE EXISTING VEGETATION ON THIS DEVELOPED SITE IS PARKING LOT LANDSCAPING. THERE IS LESS THAN 2,500 SF OF DISTURBANCE. THEREFORE, A DAM IS NOT REQUIRED.
19. TABULATIONS FOR SITE, BUILDING, PARKING AND LOADING DATA ARE PROVIDED ON THIS SHEET.
20. ANY NECESSARY EASEMENTS SHALL BE PROVIDED BY SEPARATE INSTRUMENT.
21. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN PLANS FOR FUTURE ROAD WIDENING ALONG THE FRONTAGE OF THE PROPERTY AS INDICATED ON THE COMPREHENSIVE PLAN OR A PLAN PREPARED BY VDOT.
22. ACCESS TO THE SITE IS PROVIDED VIA NORTH SHORE DRIVE (ROUTE 4726).
23. THERE ARE NO TRAILS REQUIRED ALONG THE FRONTAGE OF THE SITE PER THE COMPREHENSIVE TRAILS MAP.
24. ALL LIGHTING FIXTURES USE TO ILLUMINATE OUTDOOR AREAS SHALL BE IN CONFORMANCE WITH THE PERFORMANCE STANDARDS FOR OUTDOOR LIGHTING SET FORTH IN PART 9 OF ARTICLE 14 OF THE ZONING ORDINANCE.
25. THE SUBJECT PARCEL LIES WITHIN A DAM BREAK FLOOD ZONE OF A STATE-REGULATED DAM (LAKE NEWPORT DAM, UPSTREAM OF BARN-LAWSON AVENUE).

### SITE TABULATIONS

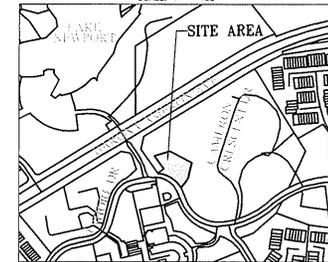
1. SITE AREA: 0.85 ACRES (37,096 SF)
2. ZONE: PRC (COMMERCIAL/INDUSTRIAL DEVELOPMENT)
3. EXISTING USE: SERVICE STATION/MINI-MART
4. PROPOSED USE: SERVICE STATION/MINI-MART WITH TRUCK RENTAL ESTABLISHMENT
5. MINIMUM LOT AREA: NO REQUIREMENT, NO CHANGE PROPOSED WITH THIS SPECIAL EXCEPTION
6. MINIMUM LOT WIDTH: NO REQUIREMENT, NO CHANGE PROPOSED WITH THIS SPECIAL EXCEPTION
7. MAXIMUM BUILDING HEIGHT: NO REGULATION, NO CHANGE PROPOSED WITH THIS SPECIAL EXCEPTION
8. MAXIMUM FAR: NO REGULATION, NO CHANGE PROPOSED WITH THIS SPECIAL EXCEPTION
9. OPEN SPACE: NO REQUIREMENT, NO CHANGE PROPOSED WITH THIS SPECIAL EXCEPTION
10. FRONT YARD: NO REQUIREMENT, NO CHANGE PROPOSED WITH THIS SPECIAL EXCEPTION
11. SIDE YARD: NO REQUIREMENT, NO CHANGE PROPOSED WITH THIS SPECIAL EXCEPTION
12. REAR YARD: NO REQUIREMENT, NO CHANGE PROPOSED WITH THIS SPECIAL EXCEPTION
13. BULK PLANE: NO REQUIREMENT, NO CHANGE PROPOSED WITH THIS SPECIAL EXCEPTION
14. MAXIMUM TRUCK RENTAL ESTABLISHMENT PARKING AND STORAGE AREA - 37,096 SF \* 10X = 3,709 SF
15. PROPOSED OUTDOOR STORAGE AREA FOR TRUCK RENTAL EST. - 918 SF (SEE SE PLAT FOR LOCATION)
16. PARKING REQUIRED: (SERVICE STATION/MINI MART) 2 SP / SERVICE BAY \* 3 BAYS + 6.5 SP / 1,000 GFA RETAIL \* 300 GFA (TRUCK RENTAL EST.) + 5 SP / 500 SF OPEN SALES/RENTAL DISPLAY LOT AREA \* 918 SF 9 SPACES REQUIRED (INCLUDING 1 HANDICAPPED VAN SPACE). \* ENCLOSED OFFICE/SALES/RENTAL AREA & EMPLOYEES ARE SHARED WITH ANOTHER USE (SERVICE STATION/MINI MART) FOR WHICH PARKING IS PROVIDED. THEREFORE ONLY THE OPEN SALES/RENTAL DISPLAY AREA IS PARKED.
17. PARKING PROVIDED: EXISTING PARKING = 4 SPACES (INCLUDING 1 HANDICAPPED VAN SPACE) EXISTING PARKING TO BE REMOVED = 1 SPACE PROPOSED PARKING = 8 SPACES TOTAL PARKING = 11 SPACES (INCLUDING 1 HANDICAPPED VAN SPACE)
18. LOADING REQUIRED: 0
19. LOADING PROVIDED: 0
20. EXISTING GFA: 2,295 SF (PER COUNTY TAX RECORDS)\*\* \*\* PROVIDED FOR REFERENCE ONLY BECAUSE THIS SE APPLICATION DOES NOT IMPACT THE EXISTING STRUCTURE OR THE FAR OF THE SITE.
21. EXISTING FAR: 2,295 SF / 37,096 SF = 0.06\*\*

### PLANTER DETAIL



THIS DETAIL IS PROVIDED FOR SCHEMATIC PURPOSES FOR THE PLANTER BOX ONLY. FINAL PLANTER INSTALLED MAY VARY AS LONG AS IT IS OF EQUIVALENT OR GREATER QUALITY AND CHARACTER. PROPOSED PLANTINGS SHALL BE PER PLANT SCHEDULE BELOW.

### VICINITY MAP



### OWNER/APPLICANT

G & K INC  
2777 MIDDLETON FARM CT  
HERNDON, VA 20171

### CONTRACT PURCHASER

REPUBLIC LAND DEVELOPMENT LLC  
11401 NORTH SHORE DRIVE  
RESTON, VA 20190

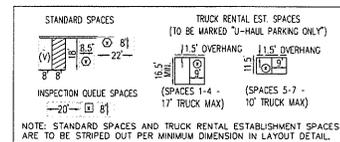
### PLANTING SCHEDULE

Key	Qty	Botanical Name	Common Name	Size	Type	Remarks
SHRUBS						
SL	4	PRUNUS LAUROCERASUS	SKIP LAUREL WEST COAST UPRIGHT	24" Hx	B & B	Full dense

### PRELIMINARY STORMWATER MANAGEMENT PLAN

THE PROPERTY LIES WITHIN THE DIFFICULT RUN WATERSHED. STORMWATER MANAGEMENT IS PROVIDED IN LAKE ANNE, WHICH IS CONSISTENT WITH THE DESIGN INTENT OF THIS FACILITY. RUNOFF FROM THE SITE SHEET FLOWS FROM EAST TO WEST WHERE IT IS COLLECTED IN A CLOSED CONDUIT SYSTEM ALONG NORTH SHORE DRIVE. THE RUNOFF IS ROUTED SOUTH THROUGH LAKE ANNE VILLAGE CENTER TO LAKE ANNE. THIS SE PROPOSES NO INCREASE IN IMPERVIOUS AREA, THEREFORE THIS PROPOSED SE WILL NOT IMPACT THE OUTFALL.

### TYPICAL PARKING SPACES LAYOUT



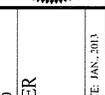
### CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
1	204.98'	200.00'	55°54'09"	108.77'	192.16'	N56°33'30"W

DATE	REVISION	APPROVED BY	DATE
01-28-13			
02-07-13			
03-11-13			
11-11-13			

REVISION	DATE	DESCRIPTION

PREP. BY: [Name]  
CHECKED BY: [Name]  
DATE: 11/11/13  
SCALE: AS SHOWN



SPECIAL EXCEPTION 2012-00-0000  
LAKE ANNE SERVICE CENTER  
TRUCK RENTAL  
HUNTER MILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

DATE: JAN., 2013  
CI # 2

SCALE AS NOTED

SHEET 1 OF 1  
FILE No. SE-2098

## DESCRIPTION OF THE APPLICATION

The applicant, G&K, Inc., t/a Reston U-Haul, currently is the subject of a Notice of Violation for establishing a truck rental establishment (U-Haul) without special exception approval as an ancillary use to the Lake Anne Service Station, an existing service station in the Planned Residential Community (PRC) District. The PRC District requires special exception approval prior to the establishment of a truck rental establishment if it is not shown on an approved development plan. A truck rental establishment use was not shown on the approved development plan for the subject property. As such, approval of a special exception is needed to legally establish the use.

The proposed truck rental establishment consists of a maximum of seven U-Haul trucks, with no truck longer than 17 feet (ft) in box length. Signage designating the parking area for the truck rental use will be provided. The proposed hours of operation for the truck rental establishment are: Monday – Friday from 8:00 a.m. to 5:00 p.m. and on Saturday and Sunday from 8:00 a.m. to 4:00 p.m. The hours of operation for the service station are not proposed to change. The applicant is not requesting any waivers or modifications. Figure 1 provides a bird's eye view of the subject property.



Figure 1: Bird's eye view of the subject property

It is noted that the subject property is included in a public-private partnership redevelopment proposal that also includes the County owned Crescent Apartments and part of the Lake Anne Village Center. A zoning application for this proposed

redevelopment has been submitted to the Zoning Evaluation Division, but has not been accepted for staff review.

A copy of the special exception plat is provided at the front of this report. The proposed development conditions, statement of justification, and affidavit are provided as Appendices 1-3, respectively.

## LOCATION AND CHARACTER

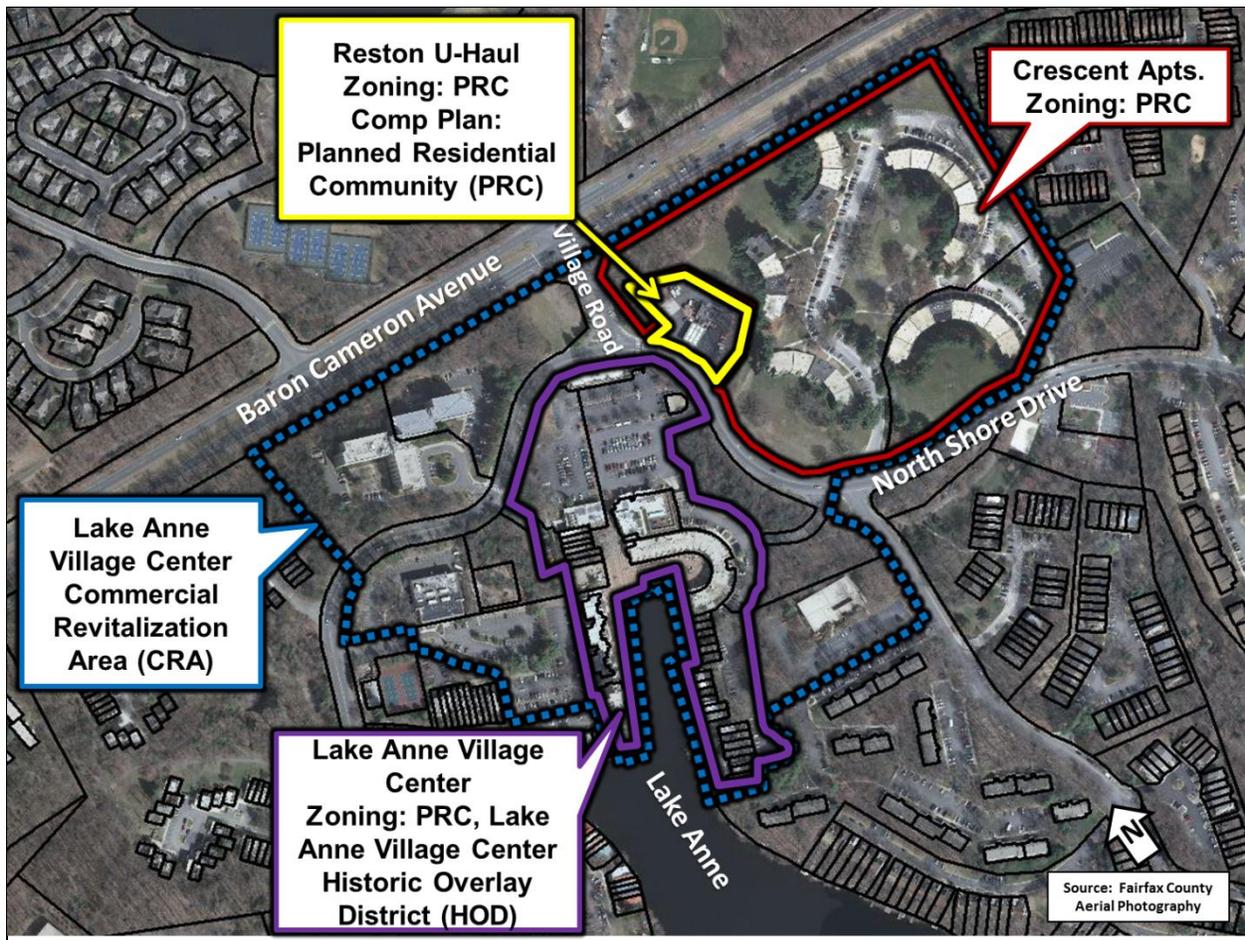


Figure 2: Surrounding uses

The subject property consists of one parcel containing approximately 37,096 square feet (sf). The property is bound on the south by North Shore Drive, on the north and east by the Crescent Apartments, and on the west by Village Road, as shown in Figure 2.

The subject property is developed with an approximately 2,295 square foot one-story brick service station with three rear service bays and eight multi-product fuel dispensers (MPD) on four pump islands along North Shore Drive. A canopy is located above the MPDs. The service station was established in 1966, based on tax records.

The site is designated as Residential Planned Community (PRC) on the Comprehensive Plan map, as Village Center on the Reston Master Plan Land Use map, and is part of the Lake Anne Village Center Commercial Revitalization Area (CRA), but is not part of the Lake Anne Village Center Historic Overlay District.

## **BACKGROUND**

On October 24, 1962, the Board of Supervisors approved RZ A-502 and the associated development plan, which included the subject property and rezoned 1,175 acres from the Residential Agriculture District (R-A) to the Reston Planned Community District (RPC) and the development plan designated the permitted land uses.

On June 25, 1969, a Non-Residential Use Permit was issued for a service station use.

On March 30, 2009, the Board of Supervisors adopted Comprehensive Plan Amendment ST06-III-UP2 for the Lake Anne Village Center. The Comprehensive Plan Amendment revised the boundary of the Lake Anne Village Center, the boundary of the Lake Anne Commercial Revitalization Area, and provided guidance on the desired mix of uses and intensities to meet the revitalization goals for the Lake Anne Village Center.

On October 28, 2010, a Notice of Violation (NOV) was issued to the applicant for establishing a truck rental establishment in the Planned Residential Community District (PRC), which at the time, was not permitted by-right, by special exception, or by special permit approval. A copy of the NOV is provided as Appendix 4.

On September 11, 2012, the Board of Supervisors adopted Zoning Ordinance Amendment ZO-12-435 to permit truck rental establishments in the Village Center areas of the PRC District as an ancillary or secondary use to a principal use when shown on an approved development plan or by special exception approval.

On December 9, 2013, a Proffered Condition Amendment, Development Plan Amendment, and a Planned Residential Community plan were submitted to the Zoning Evaluation Division for redevelopment of an area that includes the subject property. The zoning applications have not been accepted for review.

## **COMPREHENSIVE PLAN PROVISIONS**

The Fairfax County Comprehensive Plan, 2013 Edition AREA III, Upper Potomac Planning District, Amended through April 9, 2013, UP5-Reston Community Planning Sector, page 163, states:

### ***Land Unit D***

*This land unit is located to the northeast of Washington Plaza and is bounded on the south by North Shore Drive, on the north by Baron Cameron Drive, and on the west by Village Drive. The land unit contains the Crescent Apartments, five garden apartment-style three-story buildings containing 181 units. It also contains a gas station located along North Shore Drive.*

#### **Baseline Recommendation**

*The baseline Plan recommendation for this Land Unit is based on the designations shown on the Reston Master Plan Land Use Plan. The area of the Crescent Apartments is designated as high and medium density residential uses. The gas station is designated as Village Center.*

#### **Redevelopment Option**

*The total amount of development allowed under the Redevelopment Option should be no more than 902,000 square feet. The residential component should consist of up to 900,000 square feet (up to 750 multifamily dwelling units), and the nonresidential component (office, ground-level support retail, civic, and/or other complementary nonresidential uses) should consist of up to 2,000 square feet (exclusive of the gas station), subject to the following conditions:*

- Any redevelopment of this property should replace the loss of any of the existing 181 affordable (workforce) rental units with the same number of affordable housing units;*
- Usable open space in the form of plazas, urban greens, courtyards, rooftop plazas and/or parks should be provided to make attractive gathering places;*
- Tree preservation and/or tree cover restoration should be a key condition of redevelopment in this Land Unit, in accordance with guidance in the Environmental section of the Fairfax County Policy Plan; and*
- Site designs for Land Unit D should ensure a safe, well-lighted walkway to connect the residents in Northgate Square with existing and planned office and retail uses in Land Unit A. New structure(s) should not obstruct direct pedestrian linkages.*

#### **Full Consolidation Option**

*As an option, new development up to the following maximum levels may be achieved if Land Units A, D, and E are fully consolidated.*

*The total amount of development allowed under the Full Consolidation Option should be no more than 1,126,000 square feet. The residential component should consist of up to 1,122,000 square feet (up to 935 multifamily dwelling units), and the nonresidential component (office, ground-level support retail, civic, and/or other complementary nonresidential uses) should consist of up to 4,000 square feet (exclusive of the gas station), subject to the same conditions provided for the Redevelopment Option.*

*The 0.85 acre site containing the gas station is strongly encouraged to be part of the Full Consolidation Option. However, if it is not included, development plans should show how this parcel will relate to the rest of Land Unit D.*

## **ANALYSIS**

**Special Exception Plat** (A copy is provided at front of staff report.)

The Special Exception Plat entitled "Lake Anne Service Center Truck Rental," prepared by Urban, Ltd., is dated January 28, 2013 and is revised through November 13, 2013, consists of one sheet and is reviewed below.

### **Site Layout, Access, Circulation, and Parking**

The subject property contains approximately 37,096 square feet (sf) and is developed with a one-story, 15 foot (ft) tall brick service station containing approximately 2,295 sf with an approximately 300 sf mini-mart and three rear service bays. Eight multi-fuel product dispensers on four pump islands are located in front of the service station building along North Shore Drive. A trash dumpster on an existing concrete pad is located in the western portion of the site.

Access to the site is provided from two access points off of North Shore Drive, which provide both egress and ingress. Circulation to the rear service bays is provided from the western portion of the site, continuing east behind the service station building, to the eastern portion of the site. Two designated vehicular queuing spaces are provided for the vehicle emission and inspection line at the rear of the site, behind the service station building, along the northern property line. Signage for the inspection line is provided.

One handicap accessible parking space and two parking spaces are provided in front of the service station building with three parking spaces located in the rear. An additional five parking spaces are provided along the eastern property line. One existing parking space that is perpendicular to the western site entrance site is shown to be removed. A 918 sf truck rental storage/parking area is shown along the western portion of the site

containing seven designated truck rental parking spaces. Spaces 1-4 are shown as 16 ½ ft in length and 9 feet wide with a 1 ½ foot overhang to accommodate a 17 ft box truck. Spaces 5-7 are shown to be striped a minimum of 11 ½ ft in length and 9 feet wide with a 1 ½ ft overhang to accommodate a 10 ft box truck. The truck rental parking spaces are shown to be marked with signage designating the spaces for “U-Haul Parking Only.”

### **Landscaping**

No building additions or building renovations are proposed. As such, no tree or vegetation loss is proposed with this application. The applicant will provide four planter boxes to screen the trash dumpsters along the western boundary of the site. The planters are proposed to be 48 inches in length and 16 inches in height. A 48 inch tall lattice screen is shown as part of the planter box for climbing vegetation.

### **Stormwater Management**

No new construction is proposed with this application that will impact the existing stormwater management detention and water quality. Stormwater management is provided in Lake Anne. Runoff from the site sheet flows from east to west where it is collected in a closed conduit system along North Shore Drive. The runoff is routed south through Lake Anne Village Center to Lake Anne. No increase in impervious area is proposed. As such, no impact to the outfall is anticipated. A 100 year minor floodplain runs across the western portion of the property and is not anticipated to be impacted or disturbed.

### **Land Use Analysis (Appendix 5)**

The addition of the truck rental establishment supports the community by providing a truck rental service to patrons generally within a 15-20 mile radius of the service station and supports the economic viability of the service station use by diversifying the services of the service station. The proposed use enhances the character of the Village Center by improving the service station by providing designated parking spaces for the service station and truck rental uses; upgrading the dumpster area by locating the dumpster on the existing concrete pad with screening; and striping the underground fuel storage area. The proposed use and intensity are consistent with the Comprehensive Plan recommendations. With the proposed development conditions, there are no outstanding issues.

### **Heritage Resource Analysis (Appendix 6)**

While not part of the Lake Anne Village Center Historic Overlay District (HOD), the service station is of similar scale and architectural style to properties in the HOD. It is not known if this property ever was considered for inclusion in the HOD or if it ever has been evaluated for listing in the County’s Inventory of Historic Sites. The property

appears to meet the criteria of eligibility for listing in the County's Inventory of Historic Sites. The proposed ancillary use does not impact the historic or architectural quality of Washington Plaza, located across North Shore Drive in the Lake Anne Village Center. Staff requested that the applicant provide photographic documentation of the exterior of the service station and the applicant has provided such documentation to staff.

The proposed truck rental establishment, as an ancillary use to the existing service station, is not anticipated to have an adverse effect on the service station. There are no outstanding issues.

#### **Office of Community Revitalization Analysis (Appendix 7)**

The subject property has the potential in the near future to be part of a public-private partnership to redevelop the County owned Crescent Apartments property and other properties within the Lake Anne Village Center for a consolidated redevelopment. A zoning application for such redevelopment was submitted to the County and includes the applicant's property as part of the redevelopment area. As such, the Office of Community Revitalization (OCR) recommends that the special exception expire at the time the site plan is approved for the redevelopment of the subject property. In a letter dated October 11, 2013, the applicant provided no objection and proposed a similar time limit, which is consistent with staff's recommendation. A copy of the applicant's letter dated October 11, 2013, is provided as part of the statement of justification in Appendix 2.

#### **Transportation Analysis (Appendix 8)**

The applicant is proposing a maximum of seven truck rental vehicles up to 17 feet in box length with seven designated truck rental vehicle parking spaces along the western portion of the site. As previously discussed, spaces 1-4 could accommodate a truck rental vehicle up to 17 feet in box length and spaces 5-7 could accommodate truck rental vehicles up to 10 feet in box length with wheel stops provided for all of the parking spaces to prevent vehicles from parking off of the pavement. The applicant will stripe and provide signage for the truck rental vehicle parking spaces to designate these parking spaces for truck rental parking only.

The applicant also will provide signage and striping over the concrete pad where the underground fuel storage tanks and monitoring wells are located to designate this area as a no parking area. In addition, the applicant will clearly stripe the 11 parking spaces associated with the service station use, as shown on the SE Plat. The applicant also will remove an existing striped parking space that is perpendicular to North Shore Drive at the western site entrance. With the proposed development conditions, all issues have been addressed.

**ZONING ORDINANCE PROVISIONS** (Appendix 9)**Planned Residential Community (PRC) District Regulations** (6-300)

Pursuant to Sect. 6-306 (PRC District Lot Size Requirements) and 6-307 (PRC District Bulk Regulations) of the Zoning Ordinance, there are no minimum lot size requirements, maximum height restrictions, maximum floor area ratios, maximum percentage of lot coverage, or minimum yard requirements in the PRC District. This application does not propose any new structures.

**General Special Exception Standards** (Sect. 9-006)

In addition to the specific standards set forth with regard to particular special exception uses, all such uses shall satisfy the following general standards, which are reviewed below:

General Standard 1: The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.

The Comprehensive Plan identifies the subject property as the gas station along North Shore Drive within Land Unit D. The subject property is designated as Village Center on the Reston Master Plan Land Use map, which is part of the Comprehensive Plan. As such, the application is in harmony with the Comprehensive Plan and this standard has been met.

General Standard 2: The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.

The subject property is zoned to the PRC District. One purpose and intent of the PRC District is a variety of housing types, employment opportunities and commercial services to achieve a balanced community for families of all ages, sizes, and levels of income. The existing service station use and the proposed truck rental establishment are commercial services that would contribute to a balanced community.

In addition, Zoning Ordinance Amendment ZO-12-435 was adopted in 2012, to permit truck rental establishments in areas designated as Village Center in the PRC District as an ancillary or secondary use to a principal use when shown on an approved development plan or by special exception approval. Since a truck rental establishment is not shown on the approved development plan for the subject property, the applicant is seeking special exception approval to permit the use. With the proposed development conditions, this standard has been met.

General Standard 3: The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The

location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.

The subject property is a corner lot bound by Village Road, Baron Cameron Avenue, and North Shore Drive, which are public roads. To the east is the Crescent Apartments, which is proposed to be redeveloped and is buffered by topography and existing vegetation from the subject property. The proposed truck rental establishment is not directly adjacent to residential uses but to public streets (Village Road and North Shore Drive).

No new buildings, structures, walls, fences, buffering, and landscaping are proposed. Four planter boxes 16 inches in height with a 48 inch tall lattice screen are proposed to screen an existing trash dumpster on the western portion of the site.

As previously discussed, the subject property is part of a redevelopment area and a development condition has been proposed for the special exception to expire with the approval of the site plan for the redevelopment of the subject property. As such, the proposed truck rental establishment is not anticipated to hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof. With the proposed development condition on the planter boxes and term limit, this standard has been met.

General Standard 4: The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

Designated truck rental establishment parking spaces with signage are provided and shown on the special exception plat. In addition, the applicant provided an auto turn exhibit to demonstrate that a 17 foot rental truck could access truck rental spaces 1-4 and the auto turn exhibit also demonstrates that a fuel truck can access the fuel tank storage area without conflict to the truck rental area. The auto turn exhibit is provided as part of Appendix 2.

The hours of operation for the truck rental establishment are limited to: Monday – Friday from 8:00 a.m. to 5:00 p.m. and on Saturday and Sunday from 8:00 a.m. to 4:00 p.m. Vehicular parking spaces related to the service station use and the fuel tank storage area will be striped and posted with applicable signage. The proposed truck rental establishment is not anticipated to be hazardous or conflict with the existing and anticipated traffic in the neighborhood. With the proposed development conditions on the hours of operation and parking, this standard has been met.

General Standard 5: In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.

The truck rental vehicles are proposed in the western portion of the site, which is not directly adjacent to residential uses and existing vegetation provides screening. In addition, given that the proposed use is conditioned to expire with the site plan approval for the redevelopment of the subject property, no new landscaping or screening is proposed. The applicant proposes to screen the existing trash dumpsters, located along North Shore Road, with four planter boxes, as depicted on the special exception plat. With the proposed development condition on the planter boxes, this standard has been met.

General Standard 6: Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.

In the PRC District, there is no minimum open space requirement. With this application, no new buildings or building expansions are proposed. As such, there is not anticipated to be any change to the existing open space provided. This standard has been met.

General Standard 7: Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.

The applicant demonstrated that adequate parking is provided for both the proposed truck rental establishment use and the service station with a mini-mart use pursuant to the Article 11 of the Zoning Ordinance. The applicant has provided designated truck rental parking spaces with signage to designate these spaces as such. In addition, the parking spaces associated with the service station use clearly will be striped and will meet the Public Facilities Manual standards for parking spaces. Staff has included a development condition on the parking. With the proposed development condition, this standard has been met.

General Standard 8: Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

All signage will be required to meet the provisions of Article 12 of the Zoning Ordinance.

#### **Additional Standards for Truck Rental Establishments (Sect. 9-525)**

In addition to the Special Exception General Standards, truck rental establishments also are subject to additional standards, which are reviewed below.

Additional Standard 1: Such use shall be allowed only as an ancillary use to a principal use on a lot and shall be limited to the rental and minor servicing of trucks and trailers typically rented to individuals for the moving of personal belongings (i.e., rental moving vans and trailers).

The proposed truck rental establishment is an ancillary use to the existing service station, which is the primary use of the site. The proposed use contains approximately 918 square feet compared with the overall site area of approximately 37,096 square feet. As such, the proposed use is an ancillary use to the service station use. The applicant proposes to rent up to seven U-Haul trucks that are no longer than 17 feet in box length for the moving of personal belongings. No rental trailers will be offered. With the proposed development conditions on the truck rental use, this standard has been met.

Additional Standard 2: The maximum number and type of trucks/trailers to be kept on a lot shall be determined by the Board upon consideration of the lot characteristics, and a determination that the lot is of sufficient area and width to support the use, that the site has safe and efficient access and on-site circulation, and that any such use will not adversely affect any nearby existing or planned residential uses as a result of the hours of operation, noise generation, parking, outdoor lighting or other operational factors. The area used for the parking and storage of rental trucks and trailers shall not exceed ten percent of the total area of the site.

The applicant is proposing seven rental trucks with no truck box longer than 17 feet in length. Storage for the rental trucks are shown in an area consisting of approximately 918 square feet containing seven parking spaces designated for the truck rental vehicles with signage denoting such.

The applicant has demonstrated through an auto turn exhibit that a 17-foot rental truck could access truck rental spaces 1-4 and an auto turn exhibit also demonstrates that a fuel truck can access the fuel tank storage area without impacting the truck rental parking area. The auto turn exhibit is provided as part of Appendix 2. The proposed use is not anticipated to impact the safe and efficient access and on-site circulation.

In addition, the proposed use is not anticipated to adversely affect any nearby existing or planned residential uses as a result of the hours of operation, noise generation, parking, outdoor lighting or other operational factors since the use is not directly adjacent to residential uses.

The area used for parking and storage of rental trucks is approximately 918 square feet, which is less than 10% of the approximately 37,096 square foot site. With the proposed development conditions on the rental trucks, parking, and hours of operation, this additional standard has been met.

Additional Standard 3: All outdoor storage areas, including aisles and driveways, shall be designated on the special exception plat, and constructed and maintained with an approved surface in accordance with Sect. 11-102, and shall be improved in accordance with construction standards presented in the Public Facilities Manual. Such trucks and trailers stored on site shall be stored only in a portion of the site so designated on the special exception plat for the storage of rental trucks and trailers. Rental trucks and trailers shall not be parked or stored within 15 feet of the front lot line.

The rental truck storage is proposed only in the western portion of the site on the Special Exception Plat. This area is adjacent to Village Road and North Shore Drive, which are public roads. Trailer rentals will not be provided from the subject property and rental trucks are not shown to be parked or stored within 15 feet of the front lot line, which such limitation is included as a proposed development condition. With the proposed development condition, this additional standard has been met.

Additional Standard 4: The outdoor storage areas shall not be used for the storage of trucks or trailers that are not in operating condition.

Staff has proposed a development condition to address the storage of trucks not in operation. With the proposed development conditions, this standard has been met.

Additional Standard 5: All such uses shall be provided with safe and convenient access to a street. The street frontage shall be curbed, and ingress and egress shall be provided only through driveway openings through the curb of such dimension, location and construction as may be approved by the Director in accordance with the Public Facilities Manual.

Safe and convenient access is provided to North Shore Drive. The street frontage is curbed and ingress and egress is provided through two existing driveway openings. This standard has been met.

Additional Standard 6: All lighting fixtures used to illuminate such outdoor areas shall be in conformance with the performance standards for outdoor lighting set forth in Part 9 of Article 14.

No new outdoor lighting is proposed. Existing outdoor lighting would have been subject to Article 14 of the Zoning Ordinance. As such, this standard has been met.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

The applicant worked diligently with staff to address staff comments and recommendations. As such, there are no outstanding issues. Approval of this special

exception will bring the property into zoning compliance. The application is in harmony with the Comprehensive Plan and applicable Zoning Ordinance provisions.

### **Recommendation**

Staff recommends approval of Special Exception SE 2013-HM-013, subject to the proposed development conditions contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board of Supervisors, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

The approval of this special exception does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

### **APPENDICES**

1. Proposed Development Conditions
2. Statement of Justification
3. Affidavit
4. Notice of Violation
5. Land Use Analysis
6. Heritage Resource Analysis
7. Office of Community Revitalization Analysis
8. Transportation Analysis
9. Applicable Zoning Ordinance provisions

## **PROPOSED DEVELOPMENT CONDITIONS**

### **SE 2013-HM-013**

**January 9, 2013**

If it is the intent of the Board of Supervisors to approve Special Exception SE 2013-HM-013, located at Tax Map 17-2 ((1)) 7, for use as a truck rental establishment use pursuant, to Sect. 6-304 of the Fairfax County Zoning Ordinance, staff recommends that the Board of Supervisors condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions. Other by-right special permit and/or special exception uses may be permitted on the application property without the approval of a Special Exception Amendment, if such uses do not affect this Special Exception.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Special Exception shall be in substantial conformance with the approved Special Exception Plat entitled, "Lake Anne Service Station Truck Rental," prepared by Urban, Ltd., dated January 28, 2013, and is revised through November 13, 2013, consisting of one sheet. Minor modifications to the approved Special Exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. The development conditions and Non-Residential Use Permit (Non-RUP) shall be displayed on-site or notice shall be posted that the development conditions and Non-RUP are available for review on-site.
5. The storage/parking area associated with the truck rental use shall not exceed 10% of the total area of the site.
6. All parking spaces on-site shall be striped in accordance with the Public Facilities Manual and as shown on the Special Exception Plat. Wheel stops shall be provided for each of the truck rental parking spaces. Signage shall be provided to designate the truck rental parking spaces for truck rental parking only. These improvements shall be completed within 180 days of the special exception approval.

7. Signage and striping shall be provided over the concrete pad area where the underground fuel storage tanks and monitoring wells are located to designate this area as a no parking area. This improvement shall be completed within 180 days of the special exception approval.
8. The existing parking space, which is perpendicular to North Shore Drive, adjacent to the western entrance to the service station, shall be removed within 180 days of the special exception approval.
9. The hours of operation for the truck rental establishment use shall be limited to Monday – Friday from 8:00 a.m. to 5:00 p.m. and on Saturday and Sunday from 8:00 a.m. to 4:00 p.m.
10. Four planter boxes, as shown on the Special Exception Plat, shall be provided to screen the trash dumpster within 60 days of the special exception approval.
11. No trailer rental shall be permitted on the subject property.
12. Rental trucks and trailers shall not be parked or stored within 15 feet of the front lot line.
13. Rental trucks not in operating condition shall not be stored on-site for more than 48 hours.
14. In the event that rental moving trucks longer than 17 feet in box length or rental trailers from other rental facilities are dropped off at the subject property, they shall be removed from the site within 48 hours.
15. There shall be no donation containers for clothing, books, etc. permitted on-site.
16. This special exception approval shall expire with the approval of the site plan for the redevelopment of this site.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by the Board of Supervisors.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, 18 months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to

commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

**Special Exception Statement of Justification for a Category 5 Special Exception Use**

**G&K, Inc., T/A Reston Mobil, Reston U-Haul, Lake Anne Service Center  
October 11, 2013**

**G&K, Inc. oversees a woman-owned, minority operated, historically located service station in the vicinity of the Lake Anne community in Reston, Virginia. The purpose of this Special Exception Application is to incorporate the already existing U-Haul rental service and structure into new use. The owner, Neeta Kapoor, implemented a truck rental policy during the introduction of the service five years ago, and intends to preserve both the policy and the seven U-Haul trucks on this property.**

**Locally, the rental time length for client reaches a maximum of six to eight hours; at Reston, the local radius and proximity allows us to rotate the trucks to different customers twice or more times in a single day, especially on weekends. Reston U-haul today does not support or have trailer-based rentals and no drop zones for trailers or for trucks and trailers.**

**The following written statements describe the proposed use of Reston U-Haul at Reston Mobil and Lake Anne Service Center, given all the pertinent data:**

The following is a written statement describing the proposed use, giving all pertinent data, including specifically:

**A. *Type of Operation(s).***

Lake Anne Service Center was the first service station constructed in Reston. It is a woman-owned, minority operated service station distinct in its history and friendly presence in the local business community. The Lake Anne Service Center, under Neeta Kapoor, has continued to conduct minor automobile repairs and safety inspections married with personable customer service.

**B. *Hours of Operation.***

Hours of operation vary at the establishment based on service on a daily basis:

- a. Gasoline is available between 7 AM and 10 PM.
- b. Repairs are conducted between 8 AM and 5 PM.
- c. Inspections and Emissions operate between 9 AM and 5 PM

Tentatively, the Reston U-Haul service operates between the following hours:

- a. Monday through Friday from 8 AM to 5 PM
- b. Saturday through Sunday from 8 AM to 4 PM

**C. *Estimated number of Patrons/Clients/Patients/Pupils/etc.***

- a. About 80 clients for gasoline per day
- b. 2 or 3 for auto repairs per day
- c. 5 to 7 inspections per day
- d. 5 UHAUL per day

**D. *Proposed Number of Employees/Attendants/Teachers/etc.***

Lake Anne Service Center currently has six employees total on its staff.

**E. Estimate of Traffic Impact of the Proposed Use, Including the Maximum Expected Trip Generation and the Distribution of Such Trips by Mode and Time of Day.**

Based on the average of 5 U-Haul patrons per day, we estimate 10 trips per day for the Truck Rental Establishment Use, with a peak of 2 VPH between 10 am and 11 am.

As the U-Haul has been operating at the Lake Anne Service Center for five years, the lot has had no problems or dissonance with parking. Likewise, nobody who comes to Reston Service Center or Mobil for service has had to park on the main road.

**F. Vicinity of General Area to be Served by the Use.**

Patrons generally arrive from the overall Reston Area; prior customer records reveal that all individuals are in a 15 to 20 mile radius, including Centreville and Tysons.

**G. Description of Building Facade and Architecture of Proposed New Building or Additions.**

This is not applicable because there is no building included in this Special Exception.

**H. A Listing, If Known, of All Hazardous or Toxic Substances As Set Forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4 and 355; All Hazardous Waste As Set Forth in Virginia Department of Environmental Quality Hazardous Waste Management Regulations; and/or Petroleum Products As Defined in Title 40, Code of Federal Regulations Part 280; to be Generated, Utilized, Stored, Treated, and/or Disposed of on Site and the Size and Contents of any Existing or Proposed Storage Tanks or Containers.**

Reston Mobil currently has three 10,000 gallon underground gasoline storage tanks, two 2000 gallon above ground storage tanks for clean motor oil, and one 399 gallon above ground storage tank for used motor oil.

These storage tanks are structures that are typical for existing service stations to adopt and use.

**I. A statement of how the proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards and any applicable conditions, or, if any waiver, exception or variance is sought by the applicant from such ordinances, regulations, standards and conditions, such shall be specifically noted with the justification for any such modification.**

The property is zoned PRC and currently operates as a service station. The addition of the truck rental establishment as an accessory use is in compliance with the comprehensive plan and is allowed within the PRC district with the approval of a Special Exception. The Truck Rental Establishment use will be limited to the rental and minor servicing of trucks and trailers typically rented to individuals for the moving of personal belongings (i.e. U-Haul). The area used for the parking and storage of the rental trucks is less than 10% of the site and this area is identified on the SE plat and is located more than 15' from the front lot line.

There are no proposed structures with the Truck Rental Establishment use and it will utilize the existing asphalt parking lot area on the site. There is adequate pedestrian and vehicular circulation throughout the site and the addition of the truck rental establishment will not create any conflicts with pedestrians. There is an existing sidewalk along North Shore Drive, as well as two existing vehicular entrances to the site that are to remain and are unaffected by this application. Because the new use will be utilizing the existing asphalt parking lot area, there is no impact to open space or landscaping.

**Summary**

The proposed special exception application will allow the accessory use of Truck Rental Establishment to an existing Service Station, which is in conformance with the Comprehensive Plan. Based on feedback from the community, we believe that the addition of this use will be a great benefit to the neighborhood, and we look forward to a favorable consideration by Staff, the Planning Commission and the Board of Supervisors.



PLANNERS  
ENGINEERS  
LANDSCAPE  
ARCHITECTS  
LAND  
SURVEYORS

October 11, 2013

Mary Ann Tsai, AICP  
Department of Planning and Zoning  
12055 Government Center Parkway, Suite 801  
Fairfax, VA 22035

**RE: SE 2013-HM-013  
Lake Anne Service Center  
Truck Rental Establishment**

Dear Ms. Tsai,

After reviewing your comments, dated September 18, 2013, we offer the following responses to you:

1.       Comment:           Applicant should provide striping details for how the U-Haul vehicles will be parked in the “limits of Truck Rental Establishment storage” area.

**Response:           Each of the 7 rental spaces has been striped out and numbered. Each space will be identified with a sign that states “U-Haul Parking Only”.**
2.       Comment:           U-Haul vehicles limited to a total of seven vehicles no larger than the 17-foot box trucks in the U-Haul fleet. No trailer storage or trailer processing per the applicant’s narrative.

**Response:           Confirmed.**
3.       Comment:           Truck rental vehicles storage limited to the area to be established with the Special Exception. Rental vehicles should not be parked in other marked parking spaces, which could limit required parking for the service bays, inspection station and mini-mart patrons.

**Response:           The rental vehicle spaces are now clearly marked on the SE. There is a maximum of 7 rental vehicles, and 7 spaces are provided; therefore there is no impact to the parking required for the other**

uses on the site.

4. Comment: Applicant to maintain a 23' wide drive aisle around perimeter of the mini-mart/service bay facility. Queue lane for inspection station to be delineated on SE Plat and site.

**Response: The circulation around the perimeter of the site is one-way. 18' is provided, which is adequate for circulation. A note labeling the one-way has been added for clarification.**

5. Comment: No vehicles to be parked over the underground storage tanks concrete pad.

**Response: No vehicles will be parked on the storage tank concrete pad. The truck rental establishment hatch has been removed from this area.**

6. Comment: Required parking for mini mart/service bays may need to be recalculated; parking stalls in front of mini-mart are undersized and may not meet standard parking stall dimensions.

**Response: The required parking has been reduced based on the reduced area for the truck rental establishment. Minimum dimensions have been added for each parking space in the "Typical Parking" detail on the SE plan.**

7. Comment: Provide an auto turn exhibit to demonstrate the turn radius and circulation for trash vehicles and gasoline tanker trucks.

**Response: An autoturn exhibit has been provided for reference purposes. Note that trash vehicles and gasoline tanker trucks are currently accessing this site with no issues.**

### **Office of Community Revitalization Comments**

1. Comment: Special Exception (SE) Affidavit. The Special Exception Affidavit 1(a) should be amended to identify "Contract Purchaser" Republic Land Development LLC, and a U-Hall Truck Rental

**Response: The Special Exception Affidavit has been updated and submitted to the County Attorney Office.**

2. Comment: Limited Term. As the site has the potential to be redeveloped in the near future as part of a public-private partnership the SE should not encumber the site in any way that might challenge future development plans. The SE should be limited to a 2-year term with a one (1), 1-year extension option and pursuant to ZO-9-012, Extension of a Special Exception.

**Response: We believe that once the site permit for construction is obtained for the redevelopment of the Parcel, then the SE should expire. This will allow the service station and UHAUL services to maintain operations if the public-private partnership does not move forward.**

3. Comment: Number of Vehicles and Hours of Operation. Due to the adjacency of the Crescent Apartments residences, hours of operation, noise generation, parking, outdoor lighting, or other U-Haul operational factors should be minimized by limiting the number of truck rental vehicles on site at any one time (including vehicles to be serviced) to five (5) vehicles, and reducing the U-Haul hours of operation – i.e., 8:00 am - 5:00 pm(M-F); 9:00 am - 5:00 pm (Sat-Sun).

**Response:** **We are proposing a maximum of seven rental vehicles for this site. The hours of operation are proposed to be 8am – 5pm (M-F) and 8am-4pm (Sat – Sun).**

4. Comment: Parking. In general, the addition of truck rental vehicles, rental vehicle maintenance, the limited size of the site, and the potential for additional customers would seem to have a detrimental impact on the availability and functionality of parking. Spill-over parking onto the street or adjacent sites would be undesirable.

- a. The rental vehicle parking, and circulation plan is unclear. The applicant should identify the rental vehicle sizes, show how they will be parked, and do an autoTURN analysis to demonstrate that the site geometry provides sufficient access, clearance and maneuverability.
- b. All parking spaces should be striped, and the rental vehicle parking should be striped and designated as rental parking.
- c. The van accessible space must comply with ADA, and the Uniform State Building Code (ANSI) standards.

**Response:** **We are proposing 7 rental vehicles and each rental vehicle has a parking space, therefore there is no impact on the parking for the other uses on this site. The required parking for uses other than truck rental establishment is 9 spaces; the site provides 12, therefore parking provided is adequate.**

- a. **The circulation around the back side of the station is one-way, and that has been labeled on the plat. An autoturn analysis has been provided as a supplemental exhibit.**
- b. **The standard parking spaces and truck rental spaces are striped out in the plat. The typical dimensions are provided in a detail on the bottom right of the plat along with a note stating that the spaces are to be striped out. The truck rental spaces will be signed “U-Haul Parking Only”**
- c. **The van accessible space will be re-striped at 8’ with an 8’ striped out area.**

5. Comment: Inoperable vehicle. The inoperable vehicle being stored on-site should be removed from the premises.

**Response:** **The vehicle has been removed.**

6. Comment: Dumpsters.
- a. The applicant should confirm that the dumpsters conform to Fairfax County Public Facilities Manual (PFM) Chapter 10, Plate #33\_10 Typical Trash and Recycling Pad guidelines; suggestions include moving the dumpsters onto the existing paving or expanding the paving area.
  - b. The dumpsters loading/unloading area should be striped to permit trash truck unfettered access to the dumpsters.
  - c. The applicant should screen the dumpster's so that they are shielded from view of the roadway, and the Crescent Apartments

- Response:**
- a. The dumpsters have been moved to the existing asphalt surface. A 30'x15' area in front of the dumpster will be striped out in front of the dumpster.**
  - b. A 30'x15' area in front of the dumpster will be striped out in front of the dumpster.**
  - c. 4 planters are proposed to screen the dumpster and are shown on the SE plat.**

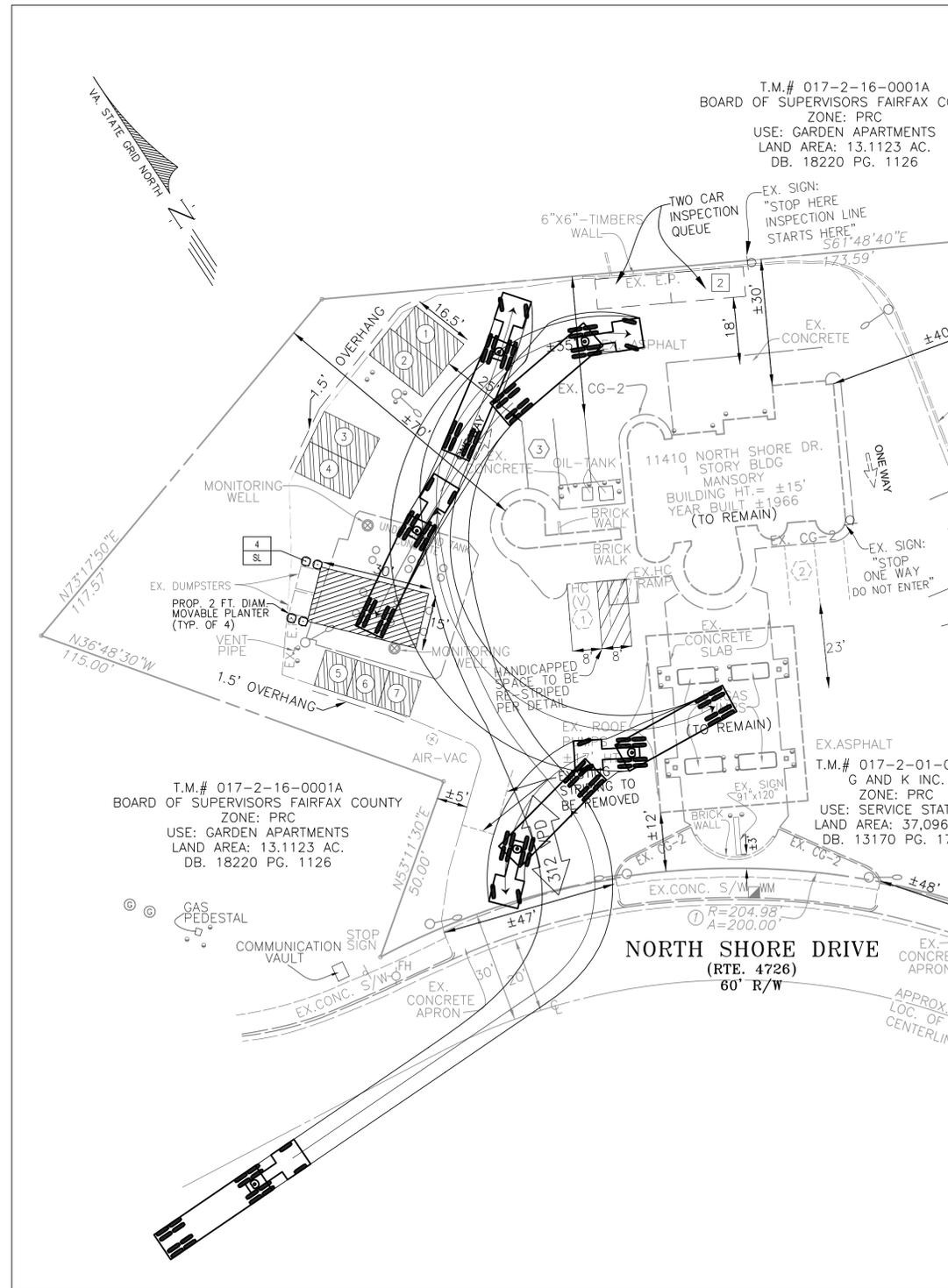
If you have any questions please do not hesitate to contact me at 703-642-8080.

Sincerely,  
URBAN, LTD.

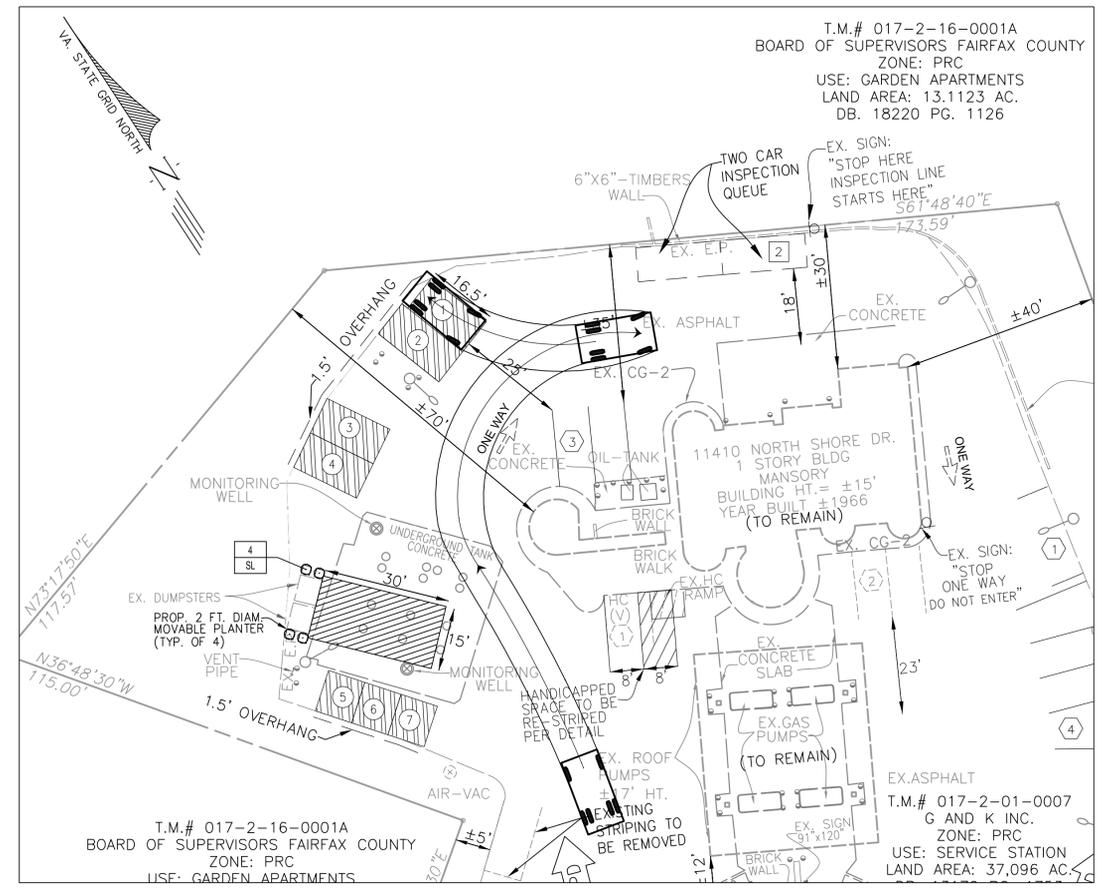


Peter F. Crawford, P.E.  
Senior Project Manager

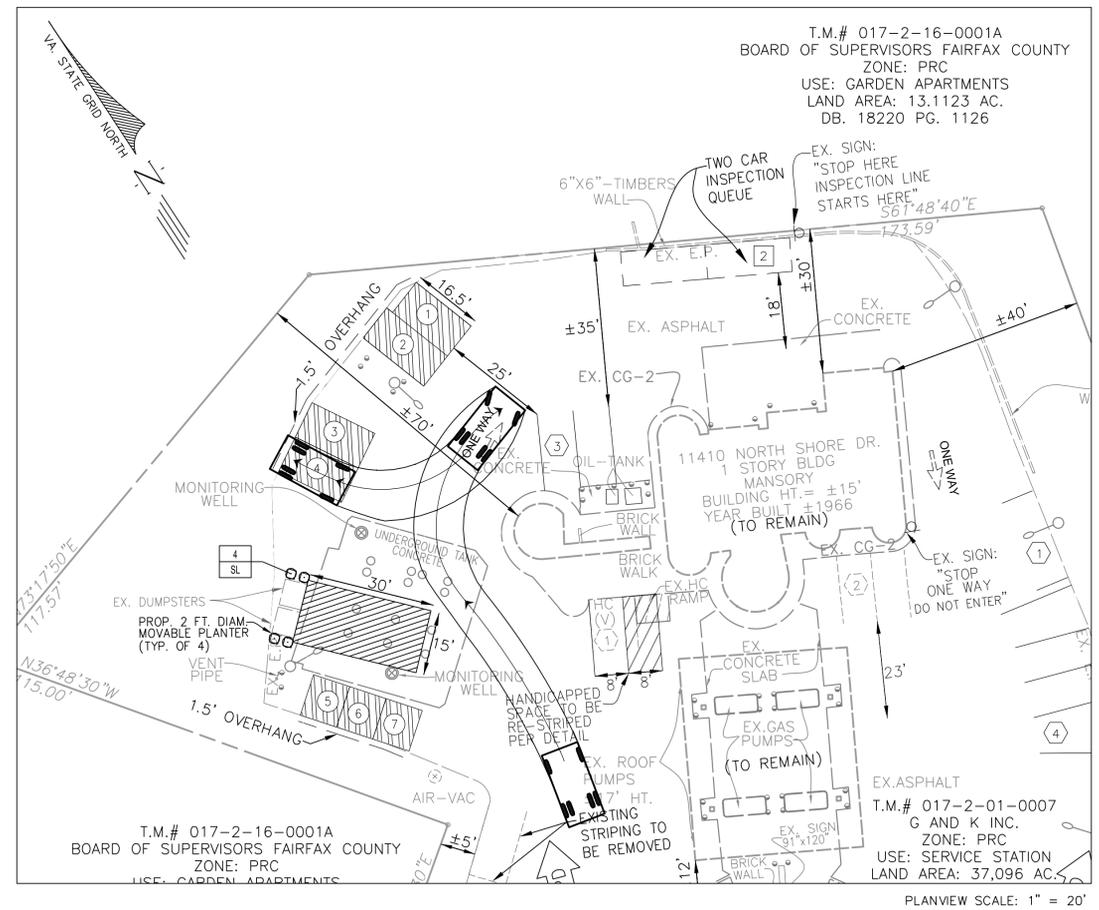
TURN MOVEMENTS FOR OIL TANKER (WB-40)



TURN MOVEMENTS FOR U-HAUL RENTAL TRUCK (9'x18')



TURN MOVEMENTS FOR U-HAUL RENTAL TRUCK (9'x18')



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THIS SHEET IS FOR REFERENCE PURPOSES ONLY.

DATE	REVISION	APPROVED BY	DESIGN REVIEW
10-11-13			
PLAN DATE	10-11-13		
Urban, Ltd.	772 Lake River Temple	Virginia 22103	Tel: 303.642.9898
			www.urban-ld.com
<b>urban</b>		Planners - Engineers - Landscape Architects - Land Surveyors	
<b>AUTO TURN EXHIBIT</b> <b>LAKE ANNE SERVICE CENTER</b> <b>TRUCK RENTAL</b> HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA			
SCALE: AS NOTED	CL: N/A	DATE: OCT., 2013	
SHEET 1 OF 1			
FILE No. MISC-2098			

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: 09/05/13  
 (enter date affidavit is notarized)

I, Neeta Kapoor, do hereby state that I am an  
 (enter name of applicant or authorized agent)

(check one)       applicant  
                           applicant's authorized agent listed in Par. 1(a) below

121890

in Application No.(s): SE 2013-HM-013  
 (enter County-assigned application number(s), e.g. SE 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,\* and, if any of the foregoing is a **TRUSTEE,\*\*** each **BENEFICIARY** of such trust, and all **ATTORNEYS and REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in <b>BOLD</b> above)
G & K, Inc., t/a Reston U-Haul	11410 North Shore Drive Reston, VA 20190	Applicant/Title Owner
Neeta Kapoor Sanjeev Kapoor	2777 Middleton Farm Court Hemdon, VA 20171	Agent Agent
Urban Engineering & Associates, LLC (t/a Urban, Ltd.)	7712 Little River Turnpike Annandale, VA 22003	Agent/Engineer
Matthew (nmi) Koirtyohann, P.E. Peter F. Crawford, P.E.	7712 Little River Turnpike Annandale, VA 22003	Agent Agent
Sickels, Frei & Mims, PC Charles W. Sickels, Esq.	3925 Chain Bridge Road, Suite 402 Fairfax, VA 22030	Attorney/Agent Attorney/Agent
Republic Land Development, LLC David L. Peter, President	9681-C, Suite 200 Fairfax, VA 22031 (same)	Contract Purchaser Agent

(check if applicable)       There are more relationships to be listed and Par. 1(a) is continued on a "Special Exception Attachment to Par. 1(a)" form.

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

\*\* List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

SPECIAL EXCEPTION AFFIDAVIT

DATE: 09/05/13  
(enter date affidavit is notarized)

for Application No. (s): SE 2013-HM-013  
(enter County-assigned application number(s))

121890

1(b). The following constitutes a listing\*\*\* of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code) G&K, Inc. t/a Reston U-Haul  
11410 North Shore Drive  
Reston, VA 20190

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial and last name)  
Neeta Kapoor

(check if applicable)  There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit Attachment 1(b)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Special Exception Attachment to Par. 1(b)

DATE: 09/05/13  
(enter date affidavit is notarized)

for Application No. (s): SE 2013-HM-013  
(enter County-assigned application number (s))

121890

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
Urban Engineering & Associates, LLC (t/a Urban, Ltd.)  
7712 Little River Turnpike  
Annandale, VA 22003

**DESCRIPTION OF CORPORATION:** (check one statement)  
 There are 10 or less shareholders, and all of the shareholders are listed below.  
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.  
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)  
J. Edgar Sears, Jr.  
Brian A. Sears

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
Sickels, Frei & Mims, PC  
3925 Chain Bridge Road, Suite 402  
Fairfax, VA 22030

**DESCRIPTION OF CORPORATION:** (check one statement)  
 There are 10 or less shareholders, and all of the shareholders are listed below.  
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.  
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)  
Charles W. Sickels  
Steven M. Frei  
Gary Mims

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: 09/05/13  
(enter date affidavit is notarized)

for Application No. (s): SE 2013-HM-013  
(enter County-assigned application number (s))

121890

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
Republic Land Development, LLC  
9681-C, Suite 200  
Fairfax, VA 22031

**DESCRIPTION OF CORPORATION:** (check one statement)  
 There are 10 or less shareholders, and all of the shareholders are listed below.  
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.  
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)  
Richard Kramer  
D&K Peter Holdings, LLC

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
D&K Peter Holdings, LLC  
5841 Robeys Meadow Lane  
Fairfax, VA 22030

**DESCRIPTION OF CORPORATION:** (check one statement)  
 There are 10 or less shareholders, and all of the shareholders are listed below.  
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.  
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)  
David L. Peter  
Kimberly C. Courtney

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: 09/05/13  
(enter date affidavit is notarized)

for Application No. (s): SE 2013-HM-013  
(enter County-assigned application number(s))

121890

1(c). The following constitutes a listing\*\*\* of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, and number, street, city, state, and zip code)

(check if applicable)  The above-listed partnership has no limited partners

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

(check if applicable)  There is more partnership information and Par. 1(c) is continued on a "Special Exception Affidavit Attachment to Par. 1(c)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

SPECIAL EXCEPTION AFFIDAVIT

DATE: 09/05/13  
(enter date affidavit is notarized)

for Application No. (s): SE 2013-HM-013  
(enter County-assigned application number(s))

121890

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

**EXCEPT AS FOLLOWS:** (NOTE: If answer is none, enter "NONE" on the line below.)

NONE

(check if applicable)  There are more interests to be listed and Par. 2 is continued on a "Special Exception Attachment to Par. 2" form.

Application No.(s): SE 2013-HM-013  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: 09/05/13  
(enter date affidavit is notarized)

121890

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

**EXCEPT AS FOLLOWS:** (NOTE: If answer is none, enter "NONE" on line below.)

NONE

**NOTE:** Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a "Special Exception Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

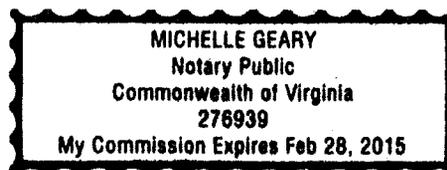
(check one) [ ] Applicant [x] Applicant's Authorized Agent

Neeta Kapoor President  
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 5<sup>th</sup> day of Sept 2013, in the State/Comm. of VA, County/City of Fairfax.

Michelle Geary  
Notary Public

My commission expires: 2/28/2015





# County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County.

## NOTICE OF VIOLATION

**DATE OF ISSUANCE:** October 28, 2010

**CERTIFIED MAIL #:** 7009 2250 0001 7102 5366

**CASE #:** 45347 **SR#:** 45347

**SERVE:** G And K Inc.  
c/o Agnew Swynford III, Registered Agent  
4200 Easter Circle  
Williamsburg, VA 23188

**LOCATION OF VIOLATION:** 11410 North Shore Drive  
Reston, VA 20190-4227  
Tax Map #: 17-2 ((1)) 7  
Zoning District: PRC

Dear Property Owner:

Please forward this Notice of Violation to your client.

An inspection of the above referenced property on May 21, 2010, revealed the following violations of the Fairfax County Zoning Ordinance.

**§ 2-302 (5) Use not permitted:**

You are allowing a UHAUL business, which is a Truck Rental Establishment to operate from the referenced property, in addition to the service station. A Truck Rental Establishment is defined in Part 3 of Article 20 of the Fairfax County Zoning Ordinance in part as:

**TRUCK RENTAL ESTABLISHMENT:** Building and premises for the rental and ancillary minor servicing of truck, utility trailers and related items generally used by persons to move their personal and household belongings. Such trucks and trailers shall be limited to those vehicles which have only two (2) axles, which have a maximum box length of seventeen (17) feet, are no more than twelve (12) feet in height and which do not require a commercial driver's license to operate.

G&K Inc.  
Agnew Seynford III, Registered Agent  
October 28, 2010  
Page 2

This use on the referenced property for a Truck Rental Establishment is not a permitted use in the PRC District. Therefore, you are in violation Par. 5 of the Sect. 2-302 of the Zoning Ordinance that states:

No use shall be allowed in any district which is not permitted by regulations for the district.

You are hereby directed to clear this violation within thirty (30) days of the date of this Notice. Compliance can be accomplished by the following:

- Discontinuing the UHAUL business on this property and remove all related supplies, materials, and equipment associated with this business, from the property and to a lawful location.

**§ 18-701 Non Residential Use Permit:**

In addition to UHAUL occupying the above-referenced property, it is doing so without having obtained the required Non-Residential Use Permit (Non-RUP). Therefore, you are in violation of Sect. 18-701 of the Fairfax County Zoning Ordinance which states:

No occupancy or use shall be made of any structure hereinafter erected or of any premises hereinafter improved, and no change in use shall be permitted, unless and until a Residential or Non-Residential Use Permit has been approved in accordance with the provisions of this Part. A Residential or Non-Residential Use Permit shall be deemed to authorize and is required for both the initial and continued occupancy and use of the building or land to which it applies.

You are hereby directed to clear this violation within fifteen (15) days of the date of this Notice. Compliance can be accomplished by:

- Vacating the premises.

A follow-up inspection will be made at the expiration of the time period outlined in this Notice. Failure to comply with the Notice will result in the initiation of appropriate legal action to gain compliance with the Zoning Ordinance.

You may have the right to appeal this Notice of Zoning Violation within thirty (30) days of the date of this letter in accordance with Sec. 15.2-2311 of the Code of Virginia. This decision shall be final and unappealable if it is not appealed within such thirty (30) days. Should you choose to appeal, the appeal must be filed with the Zoning Administrator and the Board of Zoning Appeals (BZA) in accordance with Part 3 of Article 18 of the Fairfax County Zoning Ordinance. Those provisions require the submission of an application form, a written statement setting forth the decision being appealed, the date of decision, the grounds for the appeal, how the appellant is an aggrieved party and any other information that you may wish to submit and a \$2455.00 filing fee.

G&K Inc.  
Agnew Seynford III, Registered Agent  
October 28, 2010  
Page 3

Once an appeal application is accepted, it will be scheduled for public hearing and decision before the BZA.

Should you have any questions or need additional information, please do not hesitate to contact me at (703)324-1328.

Sincerely,



Rebecca Collingsworth  
Property Maintenance/Zoning Enforcement Inspector

RC/



# County of Fairfax, Virginia

## MEMORANDUM

DATE: October 31, 2013

**TO:** Barbara Berlin, Director  
Zoning Evaluation Division, DPZ

**FROM:** Pamela G. Nee, Chief *PNN*  
Environment and Development Review Branch, DPZ

**SUBJECT:** Land Use Analysis  
SE 2013-HM-013 (Lake Anne Service Station)

The memorandum, prepared by Michelle Stahlhut, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the Special Exception (SE) application dated August 7, 2013 as revised through October 10, 2013. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

### DESCRIPTION OF THE APPLICATION

The applicant, G&K, Inc., is requesting a Special Exception to incorporate an existing U-Haul truck rental service as an ancillary use to the automobile service station on the property. The applicant is not proposing any additional structures with this use.

### LOCATION AND CHARACTER OF THE AREA

The subject property consists of one parcel with a total land area of 37,096 square feet. The property is located to the northeast of Washington Plaza and is bounded on the south by North Shore Drive, on the north and east by the Crescent Apartments, and on the west by Village Drive. The existing use of this site is an automobile service station consisting of gasoline sales, service repairs, and inspections and emissions services. The proposed truck rental use has existed at the site for five years.

The site is designated as Residential Planned Community (PRC) on the Comprehensive Plan map, and according to the Reston Master Plan Land Use Plan map, the gas station is designated Village Center. It is located adjacent to the Crescent apartment complex, and across the street from the Lake Anne Village Center and the associated Lake Anne Village Center Historic Overlay District. The subject property is also included in a larger private/public partner

Department of Planning and Zoning  
Planning Division  
12055 Government Center Parkway, Suite 730  
Fairfax, Virginia 22035-5509  
Phone 703-324-1380  
Fax 703-324-3056  
[www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/)



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Integrity \* Teamwork \* Public Service

redevelopment proposal involving the Crescent Apartments and part of the Lake Anne Village Center. This redevelopment partnership is expected to move forward over the course of the next year.

## COMPREHENSIVE PLAN CITATIONS

Fairfax County Comprehensive Plan, 2013 Edition, Area III, Upper Potomac Planning District, Land Unit Recommendations, as amended through April 9, 2013, pages 144-180; Land Anne Village Center pp. 151-165; Land Unit D pp. 162-163.

Land Use Recommendations, p. 151:

“8. Lake Anne Village Center . . .

The Village Center was the first part of Reston to be developed and is centered on Washington Plaza, which is adjacent to Lake Anne at its northern end. The area surrounding Washington Plaza was designated as the *Lake Anne Village Center Historic Overlay District* in 1984 in recognition of its significance in the community as Reston’s original Village Center and to ensure the preservation of this historic and architectural landmark. The Board of Supervisors designated Lake Anne as a Commercial Revitalization Area in 1998 with the intent of stimulating reinvestment in existing businesses and encouraging redevelopment as appropriate.

The goals for the Lake Anne Village Center are to create opportunities to: 1) foster residential, office and community-enhancing retail and entertainment uses that will provide a more vital village center environment; 2) support the long-term economic viability of the business community; and, 3) protect and enhance the historic and architectural quality of Washington Plaza and retain the village character of an expanded village center. Proposals for development in the Lake Anne Village Center will be evaluated based on the degree to which these goals are met.”

Land Unit D, p. 163:

### *Baseline Recommendation*

The baseline Plan recommendation for this Land Unit is based on the designations shown on the Reston Master Plan Land Use Plan. The area of the Crescent Apartments is designated as high and medium density residential uses. The gas station is designated as Village Center.”

## LAND USE ANALYSIS

### Use, Intensity and Consolidation

The addition of the truck rental use supports the community by providing a truck rental service to patrons generally within a 15-20 miles radius of the service station and supports the economic viability of the service station use by diversifying the services of the service station. The proposed use does not impact the historic or architectural quality of Washington Plaza but

Barbara Berlin  
SE 2013-HM-013  
Lake Anne Service Station  
Page 3

does enhance the character of the expanded village center because it proposes to improve the service station site by marking and delineating service station and truck rental parking spaces and upgrading the dumpster area to meet the Fairfax County Public Facilities Manual guidelines which includes locating the dumpster on an existing concrete pad, striping the trash truck access area, and providing screening to the trash area.

The proposed use and intensity are consistent with the Lake Anne Village Center and Comprehensive Plan recommendations.

PGN/MKS



# County of Fairfax, Virginia

## MEMORANDUM

DATE: 18 October 2013

**TO:** Mary Ann Tsai, Staff Coordinator, Zoning Evaluation Division

**FROM:** Linda Cornish Blank, Historic Preservation Planner *LCB*

**SUBJECT:** SE 2013-HM-03 G&K, Inc. T/A Reston Mobil, U-Haul, Lake Anne Service Center 11410 North Shore Drive; adjacent to Lake Anne Village Center Historic Overlay District, Tax map # 017-2 ((1)) 7

**Planning Location:** Fairfax County Comprehensive Plan, 2013 Edition, Area III; Upper Potomac Planning District; Amended through 4-9-2013, UP5 Reston Community Planning Sector, pp. 144-180; Lake Anne Village Center pp. 151-165; Land Unit D pp. 162 – 163.

### 8. Lake Anne Village Center . . .

“The Village Center was the first part of Reston to be developed and is centered on Washington Plaza, which is adjacent to Lake Anne at its northern end. The area surrounding Washington Plaza was designated as the *Lake Anne Village Center Historic Overlay District* in 1984 in recognition of its significance in the community as Reston’s original Village Center and to ensure the preservation of this historic and architectural landmark. The Board of Supervisors designated Lake Anne as a Commercial Revitalization Area in 1998 with the intent of stimulating reinvestment in existing businesses and encouraging redevelopment as appropriate.

The goals for the Lake Anne Village Center are to create opportunities to: 1) foster residential, office and community-enhancing retail and entertainment uses that will provide a more vital village center environment; 2) support the long-term economic viability of the business community; and, 3) protect and enhance the historic and architectural quality of Washington Plaza and retain the village character of an expanded village center. Proposals for development in the Lake Anne Village Center will be evaluated based on the degree to which these goals are met.”

**Land Unit D**, p. 163

### ***Baseline Recommendation***

“The baseline Plan recommendation for this Land Unit is based on the designations shown on the Reston Master Plan Land Use Plan. The area of the Crescent Apartments is designated as high and medium density residential uses. The gas station is designated as Village Center.”

**Heritage Resource Review:** The gas station is adjacent to the Lake Anne Village Center Historic Overlay District (HOD). Reported by the applicant and identified in the County tax records as constructed in 1966, the property is designated in the Comprehensive Plan as Village Center. The

Department of Planning and Zoning  
 Planning Division  
 12055 Government Center Parkway, Suite 730  
 Fairfax, Virginia 22035-5509  
 Phone 703-324-1380  
 Fax 703-324-3056  
[www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/)



gas station is of a similar scale and architectural style to contributing properties in the HOD. It is not known if this property was ever considered for inclusion in the HOD or if it has ever been evaluated for listing in the County's Inventory of Historic Sites. The property appears to meet the criteria of eligibility for listing in the County's Inventory of Historic Sites.

**Heritage Resource Staff comment:** The proposal to incorporate an existing U-Haul truck rental service as an ancillary use to the service center on the property will not have an adverse effect on the gas station which appears to meet the criteria of eligibility for listing in the County's Inventory of Historic Sites.

**Heritage Resource Staff recommendation:**

Staff recommended and has met with the applicant who agrees to a development condition to provide photographic documentation of the existing property to the Department of Planning & Zoning. The photo documentation is to be coordinated with heritage resource staff. Although there are no physical changes proposed, Staff makes this recommendation because of this property's physical connection to the Village Center.

**Cultural Resources** Heritage Resource staff recommends no action required by Cultural Resources staff.



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** November 19, 2013

**TO:** Barbara Berlin, Director  
Zoning Evaluation Division,  
Department of Planning & Zoning

**FROM:**   
Barbara A. Byron, Director  
Office of Community Revitalization

**SUBJECT:** SE 2013-HM-03 (G & K Inc)  
11410 North Shore Drive, Reston, Virginia 20190  
Tax Map # 17-2((01))-0007

The G&K Inc site has the potential in the near future to be part of a public-private partnership to redevelop the county owned 16.5-acre Crescent Apartments property and other properties within the Lake Anne Village Center (LAVC) for the consolidated redevelopment of the area in a manner that is consistent with the adopted Comprehensive Plan.

From OCR's perspective, the term of the SE to permit the accessory use of a truck rental establishment and minor servicing of rental trucks and trailers to an existing service station/mini mart should be limited so that the use does not adversely affect the redevelopment of the entirety of Land Unit D of the LAVC as envisioned in the Comprehensive Plan. Therefore, OCR recommends that the SE expire at the time that the site plan is obtained for the redevelopment of the parcel.

cc: Mary Ann Tsai, DPZ/ZED  
Bridget F. Hill, Revitalization Program Manager, OCR  
OCR File



Office of Community Revitalization  
12055 Government Center Parkway, Suite 1048  
Fairfax, VA 22030  
703-324-9300, TTY 711  
[www.fcrevit.org](http://www.fcrevit.org)



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** November 12, 2013

**TO:** Barbara Berlin, Director  
Zoning Evaluation Division, Department of Planning & Zoning

**FROM:** Angela Kadar Rodeheaver, Chief  
Site Analysis Section, Department of Transportation

**FILE:** SE 2013-HM-013

**SUBJECT:** ADDENDUM SE 2013-HM-013 Lake Anne Service Center  
14110 North Shore Drive, Reston, VA 20190  
Tax Map: 17-2-((01))-0007

This department has reviewed the subject application and the Special Exception Plat dated January 28, 2013, revised through November 11, 2013, and offers the following comments:

- The Applicant should limit onsite moving van truck parking to a maximum of seven (7) vehicles up to the 17-foot box size in Parking Spaces 1-7. Parking for these vehicles to be limited to the "Truck Rental Establishment Storage" area and that these spaces be striped and marked only for truck rental parking, as approved by DPWES.
- The Applicant should install wheel stops for all truck rental parking spaces to prevent vehicles from parking off-pavement.
- The Applicant should install signage and striping over the concrete pad where the underground storage tanks and monitoring wells are located to signify the "Limits of the No Parking Area."
- The Applicant should remove the existing parking space striping in the west drive aisle entrance throat.

AKR/RP

**ZONING ORDINANCE PROVISIONS****PART 3 6-300 PRC PLANNED RESIDENTIAL COMMUNITY DISTRICT****6-301 Purpose and Intent**

The PRC District is established to permit the development of planned communities on a minimum of 750 contiguous acres of land, which at the time of the initial rezoning to establish a PRC District is owned and/or controlled by a single individual or entity. Such planned communities shall be permitted only in accordance with a comprehensive plan, which plan, when approved, shall constitute a part of the adopted comprehensive plan of the County and shall be subject to review and revision from time to time.

The PRC District regulations are designed to permit a greater amount of flexibility to a developer of a planned community by removing many of the restrictions of conventional zoning. This flexibility is intended to provide an opportunity and incentive to the developer to achieve excellence in physical, social and economic planning. To be granted this zoning district, the developer must demonstrate the achievement of the following specific objectives throughout all of his planning, design and development.

1. A variety of housing types, employment opportunities and commercial services to achieve a balanced community for families of all ages, sizes and levels of income.
2. An orderly and creative arrangement of all land uses with respect to each other and to the entire community.
3. A planned and integrated comprehensive transportation system providing for a separation of pedestrian and vehicular traffic, to include facilities such as mass transportation, roadways, bicycle or equestrian paths and pedestrian walkways.
4. The provision of cultural, educational, medical, and recreational facilities for all segments of the community.
5. The location of structures to take maximum advantage of the natural and manmade environment.
6. The provision of adequate and well-designed open space for the use of all residents.
7. The staging of development in a manner which can be accommodated by the timely provision of public utilities, facilities and services.

To these ends, rezoning to and development under this district will be permitted only in accordance with a comprehensive plan and development plan prepared and approved in accordance with the provisions of Article 16.

**6-306****Lot Size Requirements**

1. Minimum district size: 750 acres.
2. Minimum lot area: No requirement for each use or building, provided that a privacy yard, having a minimum area of 200 square feet, shall be provided on each single family attached dwelling unit lot, unless waived by the Board in conjunction with the approval of a development plan.
3. Minimum lot width: No requirement for each use or building.

**6-307****Bulk Regulations**

1. Maximum building height: No Regulation
2. Minimum yard requirements:
  - A. The location and arrangement of structures shall not be detrimental to existing or prospective adjacent dwellings or to the existing or prospective development of the neighborhood.
  - B. No single family detached dwelling shall be erected closer than sixteen (16) feet to any other single family dwelling unless a lesser distance is specifically identified on an approved development plan.
  - C. No single family detached or attached dwelling or accessory structure shall be erected closer than fifteen (15) feet to any public street right-of-way line unless shown on an approved PRC plan.
3. Maximum floor area ratio: No Regulation
4. Maximum percentage of lot coverage: No Regulation